

mortgage notes this day executed by the said parties of the first part, all dated January 21st 1897, payable to Russell & Metcalf or order at the Importers and Traders National Bank, in New York City.

Now, if such payment be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or sums, or any part thereof or any interest thereon, or if default be made in the payments upon the first mortgage or any agreement therein, then this conveyance shall become absolute, and the whole of said principal and interest shall become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first part agree to pay to said second party or his assigns, interest at the rate of ten per cent, per annum computed annually on said notes from the date thereof to the time when the money shall be actually paid, and any payment made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of ten per cent; but the party of the second part may pay any unpaid taxes charged against said property or may pay the interest coupons past due and also one year in advance, upon the first mortgage, and may pay for any insurance required under the first mortgage, and may recover for all such payments, with interest at ten per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his executors, administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement waived or not, at the option of the party of the second part, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, and interest at ten per cent, per annum from the time of said default until paid, together with the costs and charges of making such sale.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals, the day and year first above written.

J. G. Grim (seal)

Mary Grim (seal)

State of Kansas,
Douglas County, ss

Be it Remembered, That on this 30th day of January A.D. 1897, before me a Justice of the Peace in and for said County and State, came J. G. Grim, and Mary Grim, husband and wife to me personally known to be the same persons described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof.